

**West Point City  
Planning Commission  
3200 West 300 North  
April 27, 2017**

**Present:** Brad Lee, Jeremy Strong, Korey Kap, Rob Ortega, Jake Shepherd, Kent Henderson – City Council Representative, Troy Moyes – City Planner, Michelle Bailey - Planning Commission Secretary

**Excused:** Brian Vincent, Jeff Macfarlane

**Visitors:** Rebecca Dawson, Greg Anderson

**WORK SESSION**

**1. Discussion regarding a Conditional Use Permit for a Major Home Occupation license, located at 2957 West 50 South, Share Preschool, Rebecca Dawson, applicant.**

Troy Moyes stated that Rebecca Dawson is seeking a Conditional Use Permit to conduct Share Preschool out of her home. Ms. Dawson is proposing a morning and an afternoon session, two to three days per week, 2 ½ hours per session. Staff has reviewed the requirements and the application and the Code Enforcement Officer has done a home inspection. Ms. Dawson has met all of the requirements, and Staff recommends approval of this business. The neighbors have been notified. Traffic should not be a problem. Ms. Dawson is allowed to have up to eight children per session by State Code. If she has an employee, they may have up to 12 children.

**2. Discussion regarding a Conditional Use Permit for an accessory building located at 1175 North 4150 West, Greg Anderson, applicant.**

Troy Moyes stated that Mr. Anderson is seeking conditional use approval to construct a large 2,400 square foot accessory building. The purpose of the building is to store his motor home, boat, vehicles and other personal items. Because the building is so large and because of the size of his lot, he must obtain a conditional use permit to construct the building. It will be a wood construction building and the exterior materials will match the exterior of the home. Mr. Anderson said he would bring the elevation of the building tonight.

**3. Discussion regarding multi-family dwellings in West Point City**

Troy Moyes stated that this has been discussed multiple times. The changes previously discussed regarding the proposed Code have been made. Some of the standards that have been discussed are: unit size, articulation, color, building material, garages, balconies, landscaping, parking and amenities. Jake Shepherd commented that he didn't like the way the verbiage reads regarding balconies. Troy Moyes responded that it is preferred that they construct open-rail balconies; it is not required however. If the Planning Commission sees a better option, it is definitely something that can be granted. There is always a concern when the balconies are solid that there could be an accumulation of

junk. Jake commented that he wondered if we are missing the mark on what should be regulated. He said maybe we should be more concerned with regulating that the base be solid rather than trying to regulate the rails. Jeremy Strong said the balconies of the units under construction that he is seeing right now are all solid based so there isn't any transfer down of materials if the units are stacked. There was a brief discussion regarding materials that could be used for balconies.

## REGULAR MEETING

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Prayer:** given by Korey Kap
4. **Approval of Minutes from April 13, 2017.**

Jake Shepherd made a motion to approve the minutes from the meeting held on April 13, 2017, as written. Korey Kap seconded the motion. All voted aye.

5. **Public Comments:** None given
6. **Conditional Use Permit for a Major Home Occupation license, located at 2957 West 50 South, Share Preschool, Rebecca Dawson, applicant.**

Troy Moyes reviewed the application submitted. Ms. Dawson is proposing a morning and an afternoon session, two to three days per week for preschool children ages 3-6 years old. The sessions would be 2 ½ hours long. Staff has found that Ms. Dawson has met all of the requirements regarding preschools and recommends approval. Ms. Dawson said she will not have more than eight children per session because she will not have an employee working with her.

Brad Lee made a motion to approve the Conditional Use Permit for a Major Home Occupation license, located at 2957 West 50 South, Share Preschool, Rebecca Dawson, applicant. Korey Kap seconded the motion. All voted aye.

7. **Conditional Use Permit for an accessory building located at 1175 North 4150 West, Greg Anderson, applicant.**

Troy Moyes reviewed the application submitted. The property size is approximately .98 acres. The structure size will be 2,400 square feet. Mr. Anderson is proposing the structure will be used for storing a motorhome, ATV's and other personal items. Mr. Anderson brought some elevations to show the commission. Staff recommends approval. Mr. Anderson said the building will have three garage doors, and a man door. Because it is located on the bluff, it will have two levels. He plans to use hardy board and brick for the exterior materials. It will have a mezzanine level. Korey Kap asked if he would be required to meet a height requirement. Troy Moyes responded that the height issue

doesn't pertain because of the size of Mr. Anderson's lot. Rob Ortega asked which way the doors face. Mr. Anderson said they will face west. His house faces east and the doors will face west. He will have a roadway from the front of his house along the side and around the back.

Korey Kap made a motion to approve the Conditional Use Permit for an accessory building located at 1175 North 4150 West, Greg Anderson, applicant. Rob Ortega seconded the motion. All voted aye.

**8. Public Hearing regarding amendments to Title 17, Multi-family dwellings in West Point City.**

Troy Moyes said, "With recent changes to the West Point City's General Plan that include the modification to the R-4 and R-5 multi-family zones. The City needs to address the standards pertaining to these zones. The West Point City Planning Commission has been working hard to address these standards that include but are not limited to: unit size, articulation, color, building material, garages, balconies, landscaping, parking and amenities. City and State Code require a public hearing for any changes to City ordinances, particularly land use. This hearing is an opportunity for the public to share their feelings or offer any suggestions that the commission might consider before approval."

Brad Lee made a motion to open the public hearing. Jake Shepherd seconded the motion. There were no comments made. Brad Lee made a motion to close the Public Hearing. Korey Kap seconded the motion. All voted aye.

**9. Considerations to amend Title 17 regarding multi-family dwellings.**

Brad Lee made a motion to approve the amendments to Title 17 of the West Point City Code regarding Multi-family Dwellings, and recommend that it be forwarded to City Council. Korey Kap seconded the motion. All voted aye.

**10. Planning Commission Comments**

Rob Ortega had no comments.

Korey Kap thanked Troy Moyes for his hard work on the new multi-family code.

Jake Shepherd asked about the protocol for placing conditions on someone that is applying for a conditional use permit. Troy Moyes responded that the purpose of a conditional use is to place any reasonable conditions necessary to mitigate any impact on neighbors which might create nuisances of any kind. We don't have guidelines to place architectural conditions on someone.

Brad Lee thanked Troy Moyes for the many hours he spent working on the multi-family code.

Jeremy Strong seconded the comments made.

Troy Moyes commented that the General Plan was approved by the City Council.

**11. Adjournment**

Brad Lee made a motion to adjourn at 7:21 p.m. Jeremy Strong seconded the motion. All voted aye.

  
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Chairperson – Brian Vincent

  
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Secretary – Michelle Bailey